

CITY OF VANCOUVERSPECIAL COUNCIL - NOVEMBER 20, 1975PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Thursday, November 20, 1975, at 7:30 p.m. in the Council Chamber, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT : Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Harcourt, Kennedy, Marzari, Rankin,  
Sweeney and Volrich.

CLERK TO THE COUNCIL : M. Kinsella

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

SECONDED by Ald. Bowers,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED UNANIMOUSLY

1. Champlain Heights - Enclave 1 of Areas E & F.  
S.W. corner East 49th Avenue and Boundary Road.  
Remainder of Lot C, D.L. 339, Plan 13651

An application has been submitted by the Director of Planning to re-zone the south-west corner of East 49th Avenue and Boundary Road being Lot C, D.L. 339, Plan 13651 from a RS-1 one family dwelling district to a CD-1 comprehensive development district. The CD-1 By-Law would restrict the form of development as follows :

" Uses: One Family Dwellings and customarily ancillary uses, including off-street parking.

Floor Space Ratio: Shall not exceed 0.60.

Dwelling Units Per Acre: Shall not exceed 8 units per acre.

Height: Shall not exceed two storeys plus a cellar or one storey plus a basement.

Off-Street Parking: Two off-street parking spaces shall be provided for each dwelling.

The Director of Planning further recommends that clause C (i) of the 'Design Standards' approved by Council on July 8, 1975 when dealing with the Manager's Report of July 4, 1975 on Champlain Heights, Enclave 1 Areas E & F be amended to read:

"C (i) Buildings should be low in scale." "

.../continued

Special Council  
November 20, 1975 . . . . . 2

Clause 1 (continued)

The application was approved by the Director of Planning and the Vancouver City Planning Commission.

Mr. R. Youngberg, Associate Director, Area Planning, advised that the 8.8 acre site for Enclave 1 of areas E and F Champlain Heights was being re-zoned to CD-1 to allow innovative strata-title single family dwellings with set design standards. This would allow for co-ordination of design by one developer. He described the proposed income mix for Champlain Heights i.e., one-third each low, middle and high income. The single family units in Enclave 1 would be at the upper end of the income scale. The income balance for the development of Champlain Heights is such that funds from this development will go towards servicing and parks, as well as providing for less expensive land for other developments in Champlain Heights. He also advised that once the re-zoning is approved, tenders will be advertised on December 2, 1975 for pre-paid 60-year leases.

Mr. S. Jackson, Community Planner, a resident of the Killarney-Champlain Heights area opposed the re-zoning stating that most people cannot afford single family housing and as this is the last large area of land in the City of Vancouver, it should be utilised for medium density housing which the majority of people can afford.

MOVED by Ald. Cowie  
THAT the re-zoning application be approved.

- CARRIED UNANIMOUSLY

2.        The area contained within the North side of Georgia Street, Stanley Park, Harbour Headline and the Centre Line of Denman Street.

An application has been submitted by the Director of Planning to amend CD-1 By-Law No. 4065 by striking out Sub-sections 2 and 4 and by re-zoning the area west of the centre line of Denman Street from CD-1 comprehensive development district to :

- " (a) Site A: (RS-1) One Family Dwelling District  
(b) Site B: (CD-1) Comprehensive Development District, with the CD-1 By-Law restricting the form of development as follows:

- Uses:   Dwelling Units  
           Retail Stores  
           Offices  
           Cabaret  
           Restaurants (excluding a drive-in)  
           Community, Cultural and Recreational Facilities  
           Theatre (excluding a drive-in)  
           Customary ancillary uses including off-street parking and loading

.../continued

Special Council  
November 20, 1975 . . . . . 3

Clause 2 (continued)

Floor Area: The gross floor area of a building shall not exceed 420,000 square feet measured to the extreme outer limits of the building, excluding those floors below grade used for parking and loading. The Director of Planning may, in his discretion, exclude amenity features, such as balconies, patios, roof gardens, or open swimming pools.

Height: Shall not exceed 180 feet from the average building grade of Georgia Street as established by the City Engineer,

And subject to the following conditions :

1. That 55% of the total gross floor area shall consist of dwelling units, including customarily ancillary facilities.
2. That the total number of off-street parking shall not exceed 450 spaces, all of which shall be underground.
3. Suitable off-street loading and garbage collection facilities shall be provided on site to the satisfaction of the Director of Planning, in consultation with the City Engineer and the Medical Health Officer, after due regard to Section 13 of the Zoning and Development By-Law #3575.
4. All vehicular ingress and egress to the site shall be restricted to Denman Street.
5. The developer shall provide a right-of-way for future transit facilities to be reserved between the east and west boundaries of the site, the alignment of the right-of-way to be to the satisfaction of the Director of Planning in consultation with the City Engineer.
6. It is clearly understood by the developer that the lands and the shoreline to the north do not form part of the development.
7. The development is not to be materially different from the plans numbered 1-10, prepared by Shumiatcher Galovics Architects, dated November 12, 1975.
8. That the detailed scheme of development to be first approved by the Director of Planning after receiving advice from the Urban Design Panel. "

A memorandum dated October 29, 1975, from Mr. S. Cripps, Park Development Manager, Park Board, as well as an extract from the Minutes of the meeting of the Urban Design Panel of November 13, 1975 (copies on file in the City Clerk's Office) were distributed at the meeting.

Mr. D. M. Hickley, Assistant Director, Central Area, advised that Council on October 7, 1975, referred to the "Jade" submission which was chosen by the jury, to a Public Hearing. In the interim the Director of Planning was instructed to meet with the developers to incorporate the suggestions of the jury in the proposed scheme.

.../continued

Special Council  
November 20, 1975 . . . . . 4

Clause 2 (continued)

Mr. M. Egan of the Planning Department, with the aid of drawings (on file in the City Clerk's Office) outlined the proposed scheme of development.

Mr. W. Curtis, City Engineer, advised of the increased traffic volumes which will occur i.e. a 6% increase on Georgia Street. There is also a pedestrian problem as there is only twenty-one seconds permitted for north-southbound traffic and this is all the time available for pedestrians to cross Georgia Street. A pedestrian crossing (underpass or overpass) would be necessary and a report will be forthcoming from the Engineering Department.

Mr. A. Lau, Social Credit candidate for Vancouver Centre, felt it was not too late to stop towers being built at the entrance to Stanley Park and urged Council to support the transfer of development rights proposal for this site.

Mr. D. Manning submitted a brief on behalf of the the Save the Entrance to Stanley Park Committee, stating that this development is a misuse of this site and will further increase the traffic at the entrance to Stanley Park. He requested that the Federal Government be asked why, if they can spend 80 - 100 million dollars in purchasing land in Toronto's "Harbourfront", they cannot provide 4.4 million dollars of Federal funds to purchase 3.4 acres on Vancouver's waterfront.

Mr. P. Brown advised that the Downtown Ratepayers Association years ago saw the necessity to protect this valuable piece of land, perhaps people will realise this is the last chance to save the property and come up with the money.

Mr. R. Carey submitted a brief on behalf of the Community Arts Council, indicating that as it has taken twenty months to reach the Proposal Call stage, a further delay of 3 months to study the transfer of development rights aspect would not be unwarranted if it would save this valuable property.

Mrs. J. V. Clyne urged the City Council to take time to investigate a proposal for transfer of development rights for this property, which might solve the City's financial problem and enable the site to become open waterfront park for the citizens of Vancouver.

Mr. M. Holt who resides on a boat on the Harbour Park waterfront is concerned that the design parameters do not include the area between the water and the land, and is concerned that the inherent character of the area derived from water-orientated activities will be destroyed.

Mr. J. Dunn, representing small businessmen in the subject area, requested Council to consider allowing the buildings to remain and that their leases not be terminated until there are firm development plans and/or permits obtained for the site which would indicate an immediate start on construction.

Mr. V. Andrews requested Council to find the 4.4 million dollars to save the property through transfer of development rights.

.../continued

Special Council  
November 20, 1975 . . . . . 5

Clause 2 (continued)

Mr. R. C. Mann expressed concern that the City has no management framework within which to manage this complex development. There is a possibility of default or failure and this should be minimised by ensuring the City obtains the development that is proposed and defines public services, transit requirements, traffic problems and co-ordinates adjacent planning. A contingency plan should be available in case of default. He urged Council to consider transfer of development rights, even for half of the site.

Dr. W. Gibson stated that a Foundation was prepared to purchase the land and hold it up to five years, at which time the City would purchase it back. After being advised the interest rate the Foundation is requesting merely to hold the land was 8%, Dr. Gibson requested that Council consider re-negotiating with the Foundation for a better rate of interest.

Mr. C. Shelton, representing the Committee of Progressive Electors, opposed the re-zoning, stating this valuable land should not go to high-rise development.

Mr. J. Stanton, on behalf of the Citizens Council for Civic Development, opposed the re-zoning of this property to permit high-rise development.

Mrs. M. Piggott submitted a brief on behalf of the Vancouver Council of Women, stating that it is the Council's opinion that urban development is not a waterfront use and the site should be retained for an open waterfront approach to the Park. They urged that the retention of the site be thoroughly investigated before any change in zoning is made.

Mr. T. Hodgkins, a fisherman, asked that the area not be re-zoned.

The Mayor called for speakers for or against the proposed re-zoning and no one appeared.

MOVED by Ald. Kennedy,  
THAT the Public Hearing be adjourned for three months.

- LOST

(Ald. Bird, Bowers, Cowie, Harcourt, Rankin, Sweeney,  
Volrich and the Mayor opposed)

MOVED by Ald. Cowie,  
THAT the re-zoning application submitted by the  
Director of Planning this day be approved.

- CARRIED

(Ald. Boyce, Kennedy and Marzari opposed)

MOVED by Ald. Cowie,  
THAT the City Engineer carry out a more detailed  
traffic study of the area, including cost comparisons of an  
overpass versus underpass on Georgia Street.

FURTHER THAT appropriate officials ensure this develop-  
ment proceeds as quickly as possible and the basic elements of  
the design be maintained.

- CARRIED

(Ald. Boyce opposed)

.../continued

Special Council  
November 20, 1975 . . . . . 6

Clause 2 continued

MOVED by Ald. Boyce,  
THAT the Director of Legal Services negotiate the  
provision of a performance bond in the terms of the lease  
agreement for this development.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Sweeney,  
THAT the report of the Committee of the Whole be  
adopted and the Director of Legal Services be instructed  
to prepare and bring in the necessary amendments to the Zoning  
and Development By-Law.

- CARRIED UNANIMOUSLY

The Council adjourned at approximately 10:55 p.m.

The foregoing are Minutes of the Special Council Meeting (Public  
Hearing) of November 20, 1975, adopted on December 2, 1975.

A. Phillips  
MAYOR

B. D. Little  
CITY CLERK